



Issued: March 13, 2020

**DESIGN REVIEW ADVISORY COMMITTEE
REGULAR MEETING AGENDA
DRAFT MINUTES
THURSDAY, MARCH 12, 2020
ROOM 217, TOWN HALL, WEST HARTFORD, CT**

Call to Order/Roll Call: 4:30 P.M.

ATTENDANCE:

DRAC: Jeffrey Gebrian, Chair; Sheldon Crosby, Vice-Chair; Members: Ray Giolitto, and Hugh Schweitzer.

Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

REFERRAL FROM TOWN COUNCIL:

1. **1021-1023 Farmington Avenue** – Application on behalf of the Bridge Family Center, Inc. contract purchaser of the property know as 1021-1023 Farmington Avenue, requesting a change of the underlying zone for approximately .21 acres of land on the south side of Farmington Avenue from RM-3 (Multifamily Residence) to RO (Residence-Office) and Special Development District (SDD) designation for the reuse of the existing building for professional office use. (Formal DRAC receipt on 3/12/2020. Town Council Public Hearing Scheduled for 3/24/20). *(Motion/Crosby; Second/Giolitto.) Vote: 4-0. Town Planner, Todd Dumais presented an overview to the DRAC and introduced the Applicant. Evan Seaman, Applicant's attorney provided an overview. The project Engineer and Architect each reviewed the plan design elements. The DRAC reviewed and suggested the Applicant look at changes to the trash enclosure location and gate; the ADA ramp landing, signage lighting; inclusion of wood shingles vs vinyl product; minor modifications to the parking on the eastern site; placement of the AC condenser units and shift the new driveway to better protect the existing large trees. The Applicant agreed to look at all of the suggestions and submit a revised plan for review. The DRAC unanimously recommended approval subject to the satisfactory completion of the discussed changes.*

REFERRAL FROM TOWN PLANNER:

2. **61 Kane Street** – Study session preparatory to the submission of a site plan application. The contract purchaser contemplates the redevelopment of the existing parcel with a new Carvana vending machine building and supporting site parking, lighting and landscaping. *Town Planner Todd Dumais, presented the application and reviewed the individual elements with the DRAC. Overall, the DRAC expressed a positive view of the redevelopment of the parcel, including the unique and somewhat iconic architecture and improved landscaping. They did express a concern regarding the illumination of the building and site and asked the Mr. Dumais to thoroughly explore this in his review and bring back the application for additional feedback from the Committee. No vote was taken.*

3. **1502 New Britain Avenue** - Study session preparatory to the submission of a Special Development District amendment application. The application contemplates façade, signage and landscape improvements along with approval of a new outdoor dining area for a new restaurant tenant, Maggie McFly's. ***Town Planner Todd Dumais, provide an overview of the application and introduced the Applicant's team. Robin Pearson attorney for the Applicant, presented the project background and turned the presentation over to the project architect. The architecture was reviewed with the DRAC and it was suggested that the proposed signage be more carefully studied and presented to justify the overall quantity, size and locations requested. The applicant agreed to perform that review. Overall, the DRAC expressed a positive view of the application. No vote was taken.***

APPROVAL OF MEETING MINUTES:

4. January 16, 2020 - ***Approved. (Motion/Giolitto; Second/Schweitzer. Crosby not present for vote.) Vote: 3-0.***

TOWN PLANNER'S REPORT:

5. None.

REMINDER OF FUTURE DRAC MEETINGS:

- DRAC Regular Meeting -- April 16, 2020 at 4:30 P.M.
- DRAC Regular Meeting – May 14, 2020 at 4:30 P.M.

ADJOURNMENT – 6:30 p.m.

C: Matthew Hart, Town Manager
Dallas Dodge, Corporation Counsel

Mark McGovern, Director of Community Development
Essie Labrot, Town Clerk

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